

# Frequently Asked Questions regarding:

- Health Corridor
- Urban Renewal Districts and
- Ignite Cd'A

## Health Corridor

### **What is the Health Corridor district?**

The Health Corridor district is an urban renewal area that focuses on developing 259 acres ([ignitecda.org](http://ignitecda.org)) surrounding Kootenai Health, stretching from Interstate 90 on the north to Davidson Avenue on the south, and from the western slopes of Northwest Boulevard east to Government Way. ([cdapress.com](http://cdapress.com))

### **What problem will the project address?**

The plan was created to combat deteriorating buildings and redevelop vacant and underutilized land. The plan lists obsolete buildings, inadequate transportation options, dated infrastructure, increasing traffic concerns, antiquated zoning designations and a lack of public space among justifications to move forward. ([cdapress.com](http://cdapress.com))

The Health Corridor proposes four phases of development that would stretch through the next 20 years. The goal is to encourage economic development, attract high-paying medical jobs, and improve the area's infrastructure to boost growth. ([cdapress.com](http://cdapress.com))

### **When and why was this project started?**

As a result of the Cd'A 2030 visioning process, beginning in 2013, the medical corridor from US-95 to Northwest Blvd. along Ironwood Drive was identified as a high priority action item based on input from community members, business stakeholders, and city leadership, to support needed expansion of medical services and associated medical business. ([ignitecda.org](http://ignitecda.org)) The idea of the Health Corridor was formally studied in 2017. The Panhandle Area Council then reviewed the idea in 2018. Ignite Cd'A's involvement began in 2019. In May 2019, with the help of consulting groups, the agency began a series of public workshops to establish the vision and design of the Health Corridor. A master planning effort combined with an economic feasibility analysis, a real estate market analysis, and a series of design workshops went into planning efforts. ([cdapress.com](http://cdapress.com))

### **What was the process for creating the Health Corridor District?**

In order to identify and create an urban renewal district, often a series of assessments and area studies are conducted to determine if there is a need for urban renewal. In the case of the Health Corridor, several area studies and discussions were conducted to ensure there was a need.

- In October 2017, The Urban Land Institute (ULI) of Idaho, at the request of Cd'A 2030 and sponsor partners Kootenai Health and Parkwood Business Properties, was invited to do a Technical Assistance Panel (TAP) for the Health Corridor. A TAP consists of ULI

members, typically professionals representing several disciplines, who combine their individual expertise with the resources of ULI to provide advice on land use and real estate issues. ([Health Corridor Master Plan](#)). The TAP panel recommended that the health corridor area be considered / evaluated as an urban renewal district.

- Following the Urban Land Institute (ULI) of Idaho's Technical Assistance Panel's recommendation in 2017, an Urban Renewal Eligibility Report was prepared in 2018 by Panhandle Area Council to ascertain whether the health corridor area qualified as an Urban Renewal Project Area pursuant to State Urban Renewal Law. ([Health Corridor Master Plan](#)). The proposed area did qualify as eligible for urban renewal inclusion and in December 2018 the City Council approved the Eligibility Report and directed Ignite Cd'A to develop an urban renewal plan and master plan for the proposed district.
- During 2019, a Health Corridor Urban Renewal District Plan (HC URD Plan), which included a district master plan, an economic feasibility study, and real estate market analysis was developed under the direction of Ignite Cd'A. During preparation of the Health Corridor URD Plan and master planning effort, extensive community feedback was sought in numerous ways, including:
  - Stakeholders Invited to participate: **124**
  - Survey/Questionnaires: **105 responses**
  - Public Vision Planning Meeting: **33 participants**
  - Design Workshop Invitation Letter: **Mailed to 165 addresses within the district**
  - Door-to-door Distribution of Design Workshop and Summary: **150**
  - Pop-up Workshop at Kootenai Health
  - Public Design Workshop 1: **27 attendees**
  - Public Design Workshop 2: **21 attendees**
  - Public Design Workshop 3: **35 attendees**  
([ignitecda.org](http://ignitecda.org))
- The proposed Health Corridor URD Plan and results of community feedback were presented to the city's Planning Commission in November 2019 to assure that it conformed to the City's Comprehensive Plan. The commission voted unanimously that the Health Corridor URD Plan did conform to the city's Comprehensive Plan and forwarded their conclusion to City Council. ([cdapress.com](http://cdapress.com))
- Finally, in December 2019 the Coeur d'Alene City Council voted 5-1 to approve the Health Corridor URD Plan and to create a new Health Corridor urban renewal district designed to revitalize central Coeur d'Alene over the next 20 years. ([cdapress.com](http://cdapress.com))

### **How has information about the Health Corridor been shared?**

Public input was recruited through a variety of methods. An online survey, a visioning workshop, a three-day design workshop, and several public hearings and city council meetings.

Information about these meetings, and overall project plans and updates, were hosted on [ignitecda.org](http://ignitecda.org), [cdaid.org](http://cdaid.org), posted across multiple social media channels, explained in detail in over 10 articles in the Coeur d'Alene Press, and covered on multiple local news stations. Each city council meeting at which the Health Corridor was discussed was also broadcast on public television, and streamed live on the city's Facebook page. You can find the results of many of these workshops and meetings via the [City of Coeur d'Alene's Health Corridor webpage](#), or by reviewing [Ignite Cd'A's Health Corridor Urban Renewal Plan](#) or the Health Corridor Master Plan.

### **How will the Health Corridor benefit our community?**

Much like Kootenai Health intentionally developing and executing its own master facility plan over the last several years; the Health Corridor would create a plan that brings the right community leaders to the table to create a long-term plan to foster the growth of health services in our community. Creating a strategic plan for infrastructure and health services for the future will ensure Kootenai Health and other local health care providers are able to meet the needs of our region as it grows.

### **What is Kootenai Health's role in the Health Corridor?**

As the largest employer in northern Idaho, Kootenai Health is an economic engine for the region. We have reached a point in our growth where expansion is stymied by highways that are a barrier to expansion east and north, and the challenge of land assemblage to the west and south. ([Health Corridor Master Plan](#)) As a community-owned, regional medical center in one of the fastest growing counties in the nation, a need for continued growth was identified. In addition to the services provided by Kootenai Health, there is a growing need for ancillary medical service providers to relocate to the area. Services such as mobility aids, audiology resources, durable medical equipment supplies, senior care centers, and other providers would benefit from development locations in the corridor. ([Health Corridor Master Plan](#)) Kootenai Health is the Corridor's primary property owner and job center. Much of the area's traffic is from staff, patients, and visitors to Kootenai Health's campus. Being such a large stakeholder in the district, Kootenai's facility and expansion plans are key to ensuring the successful design of the Health Corridor.

### **How will new properties be obtained by the urban renewal agency?**

Ignite Cd'A has a number of tools at its disposal. First, it would make a competitive offer and buy the land. This has been the tactic Ignite Cd'A has historically used. The agency would make an offer, the owner would consider the offer and the two sides would likely negotiate until they came to an agreement. ([cdapress.com](#))

If the agency receives federal funds for real estate acquisition and relocation, it is required to help displaced families and businesses. ([cdapress.com](#)) In the few times Ignite Cd'A has been unable to acquire needed properties, the board decided to change direction. ([cdapress.com](#))

### **What is eminent domain? Will it be used to gain access to property?**

At the Visioning Workshop, community participants voiced concern about neighborhood preservation and fears the plan could lead to gentrification or the use of eminent domain to redevelop deteriorating areas. Respect for those concerns, and a desire to allay unnecessary fears, is reflected in the concept designs which avoid impacts to the adjacent neighborhoods. ([Health Corridor Master Plan](#))

Title seven, chapter seven of Idaho law limits eminent domain to properties with compromised structural integrity, a property's threat to human life or health, properties that promote criminal delinquency or other dangers to public welfare. Some courts, however, have given urban renewal agencies certain leeway when administering the legal move. ([cdapress.com](#))

Neither Ignite Cd'A or Kootenai Health have ever used eminent domain as a way to gain property, and neither organization have any plans to use this tool for the Health Corridor project.

## Urban Renewal Districts

### **What is an Urban Renewal District?**

According to Kootenai County's website ([kcgov.us](http://kcgov.us)) The Local Development Act, or Urban Renewal, is intended to allocate a portion of an area's property taxes to assist in the financing of Urban Renewal plans, and to encourage private development in designated areas. Laws relating to urban renewal were originally created to make it easier to remedy problem areas of a community. Today, urban renewal districts are typically set up in areas that are already forecasted to significantly increase in value. This is because the urban renewal district receives property taxes only on the amount the property increases in value once the district is created. The more the property value increases after a district is put in place, the greater the revenue that is generated by the urban renewal district.

### **How is an Urban Renewal District created?**

A local governing body, such as a city, finds cause for an urban renewal agency (per [Idaho Code 50-2005](#)). Once the agency is authorized, the mayor acting on the advice and consent of the local governing body (e.g. city council), appoints a board of commissioners. The creation of an urban renewal district does not go to a vote of the public although the public can take part in public hearings. ([kcgov.us](http://kcgov.us))

According to Idaho State Code, the board of commissioners for the renewal district has sole authority to conduct business on behalf of the renewal district. ([I.C. 50-2008\(c\)](#))

### **Do my tax dollars go to support an urban renewal project?**

Beginning in the 1960s federal funds were the initial source of money for urban renewal projects in Idaho. As these funds were phased out in the 1970s, an alternative financing method was needed. In 1988, the Idaho state legislature adopted the Local Economic Development Act which authorized the use of tax increment financing. In simplest terms, under tax increment financing (or revenue allocation in Idaho), the taxes generated by increasing property values in an urban renewal district are used to pay for public improvements and other revitalization activities in that district. The state code also states that any revenue allocation plan (such as the Health Corridor URD Plan) developed by the urban renewal agency must be approved by the local governing body ([I.C. 50-2905](#)), which, for the Health Corridor, is the City of Coeur d'Alene.

Property owners within a district do in fact support redevelopment of that district, but their tax rate is the same as everywhere else in the city. Formation of a District does not directly increase property taxes; it only reallocates where the tax revenues go if property values increase. ([ignitecda.org](http://ignitecda.org))

## Ignite Cd'A

### **What is Ignite Cd'A?**

Ignite Cd'A is an independent public urban renewal agency serving the city of Coeur d'Alene. Ignite Cd'A is led by a volunteer Board of Commissioners comprised of community leaders appointed to five year terms by the mayor and approved by the City Council. ([ignitecda.org](http://ignitecda.org))

### **How is Ignite Cd'A funded?**

Ignite Cd'A is funded through tax increment financing. At the time an urban renewal district is formed, the county assessor establishes the current value for each property parcel in that district. This value is referred to as the base value. As property value increases over the base value in the district, that portion is referred to as the incremental value. The taxes generated by this incremental value are utilized for redevelopment work by the urban renewal agency. The funds must be reinvested into projects within the District the funds originated from.

([ignitecda.org](http://ignitecda.org)) For instance, since the Health Corridor district was approved in 2019, the assessed value of a property as of January 1, 2019 became the "base value" and all property taxes on that value continue to flow to the usual taxing districts. If the property increases in value after the 2019 base year, the property taxes on the incremental value is distributed to the district.

### **What are some examples of Ignite Cd'A projects?**

- Riverstone Mix-Use Development on Northwest Boulevard
- McEuen Park
- Mill River Mix-Use Development along the Spokane River
- Kroc Community Center
- Coeur d'Alene Public Library

([ignitecda.org](http://ignitecda.org))

### **How does Ignite Cd'A select projects to fund?**

The Ignite Cd'A Board selects projects to fund based on their ability to create a public benefit for the community. For example, The Health Corridor was identified as a high priority action item to support needed expansion of medical services and associated medical business. ([ignitecda.org](http://ignitecda.org))